

Splendour *Returns*



Allen House is an early Edwardian mansion building of architectural merit and importance in scale, positioned in this ever sought after location that is Kensington W8. The building will be comprehensively developed and refurbished to create 47 apartments that will see apartment interiors designed sympathetically to complement the Edwardian façade and the elegant lobby. Residents will have access to a large landscaped communal garden, a rare amenity in such a building.

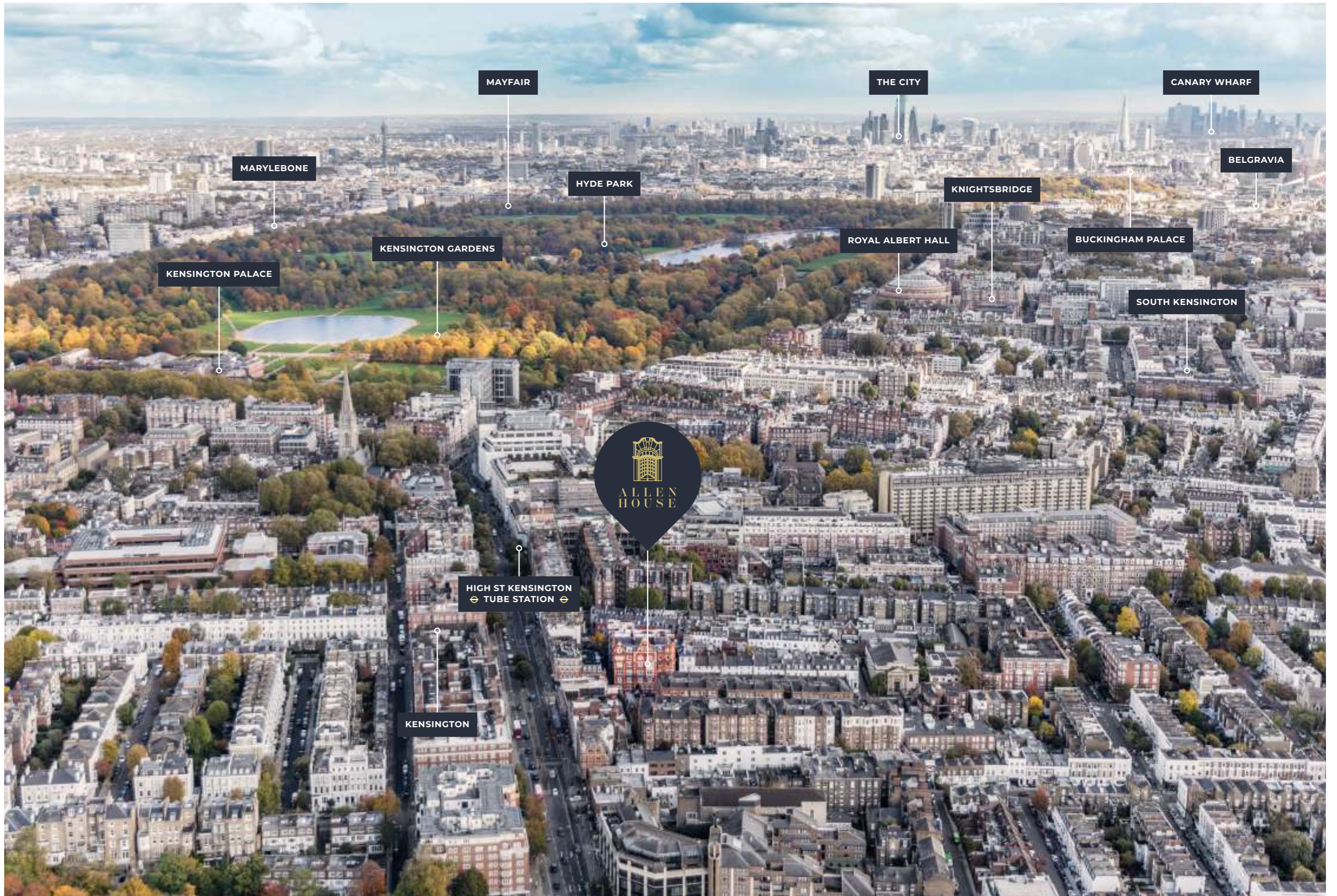
*45 beautifully appointed studio,
1, 2 and 3-bedroom lateral
apartments, and 2 penthouses
with skyline views.*



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Allen House is located on the east side of Allen Street just to the south of Kensington High Street, the main thoroughfare of this internationally recognised residential location in West London. Kensington provides a great mix of amenity including destination restaurants, specialist retailers while the area is book ended by Holland Park and Kensington Gardens, all in walking distance. Transport connectivity is also comprehensive with Kensington High Street underground station 3 minutes away while access west out of London sees a car journey time to Heathrow of 40 minutes.

SHOPPING AND ENTERTAINMENT*

KNIGHTSBRIDGE	12 minutes
NOTTING HILL	15 minutes
BOND STREET	15 minutes
SOHO	18 minutes
BATTERSEA POWER STATION	24 minutes
COVENT GARDEN	25 minutes

FINANCIAL DISTRICT*

BANK	23 minutes
CANARY WHARF	40 minutes

INTERNATIONAL TRAVEL*

ST. PANCRAS INTERNATIONAL	30 minutes
HEATHROW AIRPORT	45 minutes
CITY AIRPORT	50 minutes
GATWICK AIRPORT	50 minutes

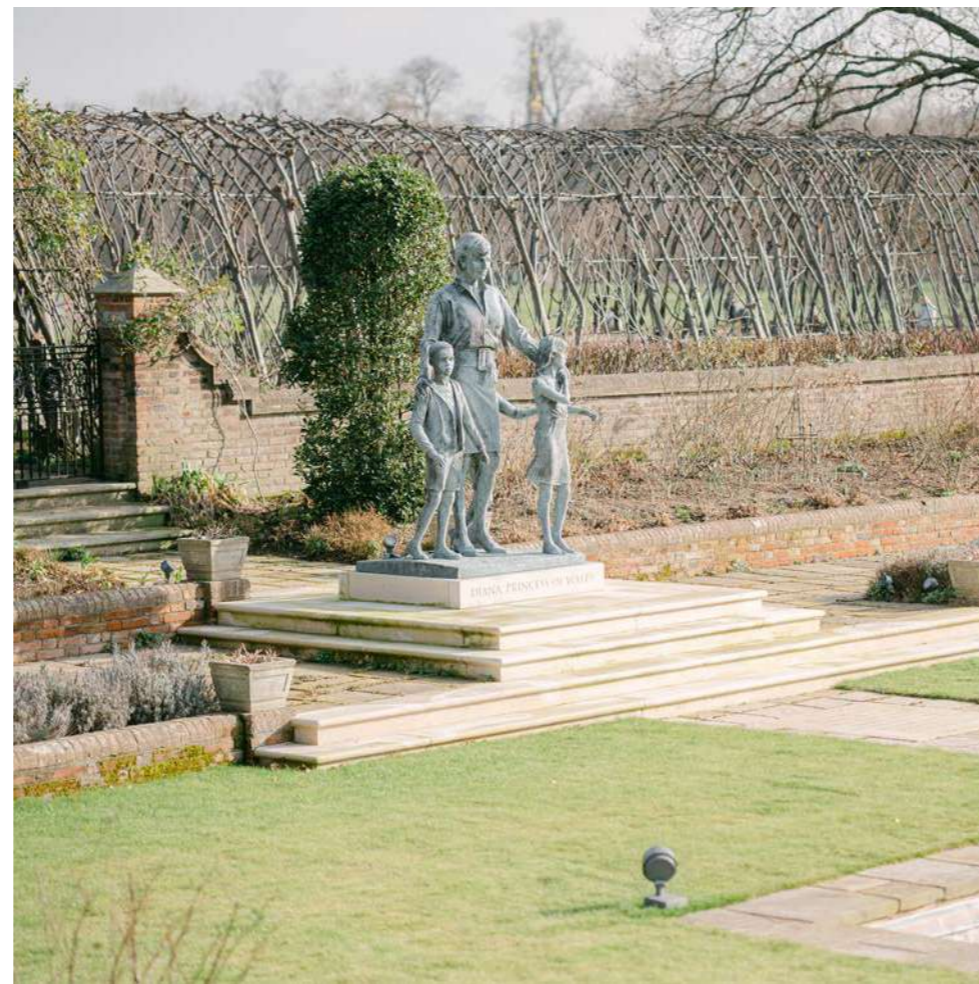
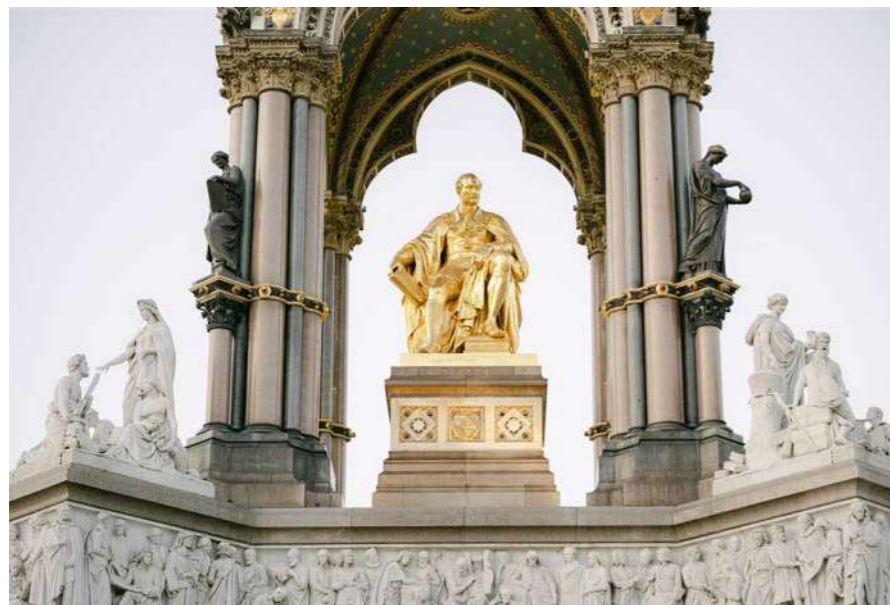
* Estimated travel time by tube

Welcome *to W8*

The Royal Borough of Kensington and Chelsea was granted royal status in 1901, Kensington Palace being a main residence to the Royal Family since the seventeenth century.



Royal Parks



Kensington Gardens and Holland Park are both in walking distance of Allen House. Both parks are particularly attractive and well maintained for the enjoyment of local residents and the many visitors who come to enjoy the peace of these green city centre spaces. Holland Park features the Japanese Kyoto Gardens, tennis courts and an exceptional children's playground and adventure garden. Kensington Gardens is dominated by the Palace sitting in acres of landscaped gardens while fronting to the Round Pond.



Kensington has a full range of restaurants and eateries. The area is populated with every option from Michelin star staples such as Clarke's to the great local destinations like the Scarsdale Tavern and The Abingdon. Most recently Holland Park has seen the famous destination Belvedere reopen to great acclaim this Spring.

Fine Dining





Good Food

Kensington is exceptionally well serviced by specialist food retailers, the large Wholefoods shop on the High Street and more recently the newly opened Bayley and Sage on Kensington Church Street, whilst Waitrose sits 150 metres from Allen House.



Art *and* Culture

The Royal Albert Hall was opened by The Prince of Wales in 1871. Since then the venue has hosted an array of stars from Marvin Gaye to Pavarotti and the English National Ballet.



Art *and* Culture

Kensington enjoys several great art and cultural centres, most notably the Royal Albert Hall, The Design Museum on the High Street and of course the State rooms at Kensington Palace. Smaller institutions and museums populate the area that include Leighton House and Sambourne House.





Wellness

Residents at Allen House will be able to choose from the inhouse gym or any number of Wellness and Fitness options in the area that include state of the art gyms, Rebel, The Body Lab or Equinox.





A Sense *of* Arrival

Residents will enjoy a great sense of calm arrival and wellbeing as they come into the spacious and bespoke lobby of Allen House. There, every need will be attended to by a uniform front of house team. Allen House will provide:

- 24-hour concierge service
- Private communal garden, beautifully landscaped to provide all residents with an urban oasis
- A number of the apartments benefit from their own balconies
- State-of-the-art gym
- Fully-connected meeting room
- RBKC residents' parking permits, not normally available to new schemes





The residents' garden has been thoughtfully landscaped by Kinland Design, creating an exclusive urban oasis that is full of wildlife. The garden provides a sense of privacy and connection that every resident can choose to enjoy alone or with their own guests.

Designed to feel like an extension of your home, the meeting room at Allen House is free to use for residents. The room is fully connected and WiFi enabled for easy wireless connection of your devices to the large HD screen.





Work out at your own convenience in the fully equipped residents' gym. Run, cycle and weight train in temperature-controlled comfort.

COMMUNAL AREAS

Specification Summary

RECEPTION &**RESIDENCE LOUNGE**

- Feature handblown crystal chandelier
- Bespoke liquid metal reception desk with Saint Laurent limestone counter top and integrated LED lighting
- Bespoke silk inset rug with metal trim
- Calacatta marble and Saint Laurent limestone flooring with decorative patterned inset
- Saint Laurent bespoke

limestone fireplace

- Decorative panelling throughout
- Tailored and curated furniture and artwork
- Alabaster and antique brass decorative lighting

MEETING ROOM

- Samsung 65-inch 4K ultra smart TV with decorative leather wrap frame
- Bespoke carpet
- High quality decorative lighting

- Bespoke six-person meeting room table with upholstered meeting room chairs

GYM

- Samsung 65-inch 4K ultra smart TV
- Fast track vinyl flooring
- Latest range of cardio equipment
- Multifunctional weight trainer
- Free weights section

HALLWAYS

- Communal lift clad with timber veneer panelling, metal trim details and bevelled bronze tinted mirrors and marble patterned flooring
- Loop pile carpet
- Bronze backlit apartment signage
- Decorative mouldings with textured wallpaper to wall
- Internal CCTV

GARDEN

- Large external amenities with maintained hard and soft landscaping and external lighting
- Intimate seating areas throughout
- Central raised decking areas with built-in seating

PARKING

- RBKC resident parking permits available for 45 apartments

SECURITY AND FIRE

- 24-hour concierge
- Security fob access to all residential areas and amenities
- CCTV security system throughout
- Sprinkler system throughout



The Residences

With 45 exquisite studio, 1, 2 and 3-bedroom apartments, a home in Allen House offers more than fine finishes and seamless functionality, it is the acquisition of a lifestyle that has been thoughtfully curated to make every day effortless. The apartments have underfloor heating, with air conditioning in the living space and master suite. These are bespoke units crafted from high-grade materials and AA-rated integrated appliances.





ALLEN HOUSE
KENSINGTON







APARTMENT

Specification Summary

RECEPTION ROOM

- Oak chevron flooring

BEDROOMS

- Luxury deep pile silk touch carpet
- Bespoke oak veneer wardrobes
- Integrated LED lighting to master bedroom wardrobes

**BATHROOMS AND
SECONDARY ENSUITES**

- Silver grey marble floor, wall and vanity tops
- Bespoke timber veneer vanity unit
- High level vanity unit with decorative antique mirror and

polished nickel trims

- Flume wall lights
- Lefroy Brooks polished nickel brassware
- Bespoke glass shower screens with metal frame
- Heated towel rail

MASTER ENSUITE

- Neolith Calacatta gold porcelain floor and shower enclosure
- Savannah polished limestone to wall and vanity tops
- Bespoke timber veneer vanity unit
- High level vanity unit with decorative reeded antique

mirror and polished nickel trims

- Flume wall lights
- Lefroy Brooks polished nickel brassware
- Bespoke glass shower screens with metal frame
- Heated towel rail

HALLWAYS

- Oak linear flooring

KITCHEN

- Calacatta porcelain slab worktop and splashback
- Bespoke kitchen units in oak veneer and liquid metal effect upper cabinets with integrated LED lighting

- Oak flooring

APPLIANCES

- Caple 3-in-1 boiling water tap
- Franke sink
- Caple fully integrated canopy extractor unit
- Miele hob burner
- Miele oven
- Miele microwave (where applicable)
- Miele integrated fridge freezer
- Miele integrated dishwasher
- Franke waste management system
- Siemens washer and dryer Combi

ELECTRICS

- Energy-efficient LED downlighters throughout
- Antique brass and nickel electrical accessories
- Pre-wired TV points
- Ultra-fast full fibre broadband to premises

HEATING AND COOLING

- Underfloor heating throughout
- Comfort cooling to master bedrooms and living room
- Also to second bedroom in 3-bed apartments
- Individual zone controls and thermostats to all rooms

SECURITY AND FIRE

- Video entry phone system
- Intruder alarm (Grade 2) to all ground-floor units
- 24-hour concierge
- Security fob access to all residential areas and amenities
- Fire and smoke detection throughout
- Sprinkler system throughout



The Penthouses

Allen House will be crowned by two newly constructed penthouse apartments that will provide an owner with extensive views of the Kensington skyline and beyond from full length windows on all elevations. The penthouses will feature extensive terraces with strong connectivity to the public rooms of the apartments for seamless indoor outdoor living. The specification has been carefully curated to optimise these exceptional spaces that include top of the range kitchens, marble bathrooms and temperature controlled rooms via sophisticated air cooling and heating systems. Two original and very special residences that benefit the location of Allen House.




ALLEN HOUSE
KENSINGTON









PENTHOUSE

Specification Summary

RECEPTION AND DINING ROOM

- Oak chevron flooring with inset silk rugs
- Bespoke timber veneer joinery with stone and metal details and inset wall covering
- Feature chandeliers and wall lights

MASTER BEDROOM

- Luxury deep pile silk touch carpet
- Bespoke oak veneer wardrobes with integrated LED lighting and inset wall covering
- Bespoke upholstered headboards
- Textured wallcovering

MASTER ENSUITE

- Calacatta marble mosaic marble floor with contrast border
- White Emperador limestone and polished plaster to walls

- Bespoke timber veneer vanity unit
- Tundra grey limestone vanity top and bespoke sink
- High level vanity unit with mirror and antique brass metal trim details with featured Thomas O'Brien wall lights and integrated LED lighting
- Free standing bathtub
- Gessi antique brass brassware
- Bespoke reeded glass shower screens with antique brass frame
- Heated towel rail

SECONDARY BEDROOMS

- Luxury deep pile silk touch carpet
- Bespoke oak veneer wardrobes with integrated LED lighting
- Bespoke upholstered headboards
- Textured wallcovering

BATHROOMS AND SECONDARY ENSUITES

- Fior Di Pesco marble floor and shower enclosure
- Volakas marble walls and bath surround
- Bespoke timber veneer vanity unit with Volakas marble top
- High level vanity unit with decorative antique reeded mirror and polished nickel trims with featured J Adams & Co wall lights
- Lefroy Brooks polished nickel brassware
- Bespoke reeded glass shower screens with metal frame
- Heated towel rail

HALLWAYS

- Oak linear flooring with metal trim border
- Decorative picture wall lights - Bespoke timber veneer cloak cupboard joinery

- with mirror insets, metal trims and integrated LED lighting
- Textured wallcovering

KITCHEN

- Breccia Capraia marble worktop and splashback
- Bespoke kitchen units in oak veneer, liquid metal effect and reeded glass upper cabinets with integrated LED lighting
- Feature central island with breakfast bar
- Oak chevron flooring
- Feature pendant lights

APPLIANCES

- Gaggenau appliances including:
 - Induction hob
 - Oven
 - Combi-microwave oven
 - Integrated fridge
 - Integrated freezer
 - Integrated dishwasher
 - Integrated dual zone

- wine fridge
- Fully integrated canopy extractor unit
- Gessi bronze 3-in-1 boiling water tap
- Franke sink
- Franke waste management system

UTILITY

- Oak linear flooring
- Bespoke joinery
- Samsung washer and dryer with stacker kit

TERRACE

- Composite decking
- Automated window treatments

ELECTRICS AND AUDIO VISUAL

- Control4 automated lighting & AV system
- Energy-efficient LED downlighters throughout
- Antique brass electrical

- accessories
- TVs to living rooms and master bedrooms with pre-wired TV points to secondary bedrooms
- Ultra-fast full fibre broadband to premises

HEATING AND COOLING

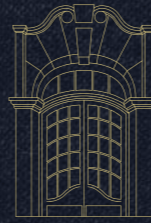
- Underfloor heating throughout
- Comfort cooling to principal areas
- Individual zone controls and thermostats to all rooms

SECURITY AND FIRE

- Video entry phone system
- Intruder alarm (Grade 2)
- 24-hour concierge
- Security fob access to all residential areas and amenities
- Fire and smoke detection throughout
- Sprinkler system throughout

WARRANTIES

- 10-year build-zone warranty



ALLEN HOUSE

KENSINGTON

A JOINT DEVELOPMENT BY



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